GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Kavali Municipality – Change of Land use from Public and Semi Public use to Commercial use area to an extent of Ac.2.00 cents in Sy.No.1080/3-1, 1080/2, 1994 applied by Sri J. Jaya Rami Reddy – Draft Variation – Confirmation Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 229 **Dated: 16-10-2015**

Read the following:-

1. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.2924/2014/G, Dated:26.05.2014.
2. Government Memo No.9766/H1/2014, MA&UD (H1) Department, Dated:04.08.2014
3. From Sri Y.Jayarami Reddy, Representation Dated:12.08.2014
4. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Govt. Memo No.9766/H1/2014, MA&UD (H1) Department Dated:04.10.2014.
6. Andhra Pradesh Gazette No.376, Part-I, dated:13.10.2014.
7. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.2924/2014/ G, Dated:02.04.2015.
8. Govt.Memo.No.9466/H1/2014, MA&UD (H1) Department Dated:17.04.2015.
9. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.2924/2014/G, Dated:23.09.2015 along with Distirct Collector, SPSR Nellore District Letter dated:27.06.2015.

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ORDER:

The draft variation to the land envisaged in Nellore General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.376, Part-I, Dt:13.10.2014. The Director of Town & Country Planning, Hyderabad in the reference 7th read above has informed that, the applicant has paid an amount of Rs.1,21,500/- towards development / conversion charges and Rs.10,000/- towards scrutiny and user charges also informed that, the Commissioner, Kavali Municipality, SPSR Nellore District has published the draft variation notification in the Prajasakhi Telugu Version paper and English Version paper Deccan Chronicle. On publication of notification, no suggestions/objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director Town and Country Planning, Andhra Pradesh, Hyderabad.
The District Collector Nellore District.
The Commissioner, Kavali Municipality, Nellore District.

Copy to:
The applicant through Commissioner, Kavali Municipality, Nellore District.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Nellore General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No.177 MA., dated 23.05.2002, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.1080/3-1, 1080/2 and 1994 of Kavali Municipality, SPSR Nellore District and the boundaries of which are as shown in the schedule hereunder, which is earmarked for Public & Semi Public use in the General Town Planning Scheme (Master plan) of Kavali town sanctioned in G.O.Ms.No.177 MA., dt:23.05.2002 is now designated for commercial use by variation of change of land use based on the Council Resolution No.461, dated:01.02.2014 and as the proposed site is abutting the existing 100'-0" wide road and surrounded by commercial activity and the Commissioner has examined the proposal as per Memo.No.31738/H1/2011 Dated:08.05.2013 & 13.07.2013 and initiated proposal subject to furnishing NOC from the District Collector before confirmation orders is as marked as "A to D" in the revised part proposed land use map C.No.2924/2014/G available in the Municipal Office, Kavali town, subject to the following conditions that;

1. The applicant shall take prior technical approval from the competent authority for future development.
2. The Municipal Commissioner, Kavali Municipality may insist the applicant to obtain LCC from the Competent Authority, if applicable.
3. The applicant shall pay conversion charges/ development charges as per G.O.Ms.No.158 MA&UD Dated:22.03.1996.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Entrance Gate G.B Bungalow D.No.10-15-36
South	:	Church Road
East	:	GNT Road
West	:	PABC Sites

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER